



Parcel: 03-1718327.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CHAD L GASSON & CAROLYN J GASSON			Taxpayer	GASSON CHAD L & CAROLYN J		
Owner	GASSON CHAD L & CAROLYN J 8430 STATE ROUTE 66 FORT LORAMIE OH 45845				8430 STATE ROUTE 66 FORT LORAMIE OH 45845		
Tax District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	FORT LORAMIE LSD			Subdivision			
Neighborhood	00875-CYNTHIAN TWP FT LORAMIE SD						
Location	8430 STATE ROUTE 66 FORT LORAMIE OH 45845			Legal	R05 T10 S18 N1/2 SW QR IRREG 030-17-18-327-003 PLAT V4 P157		
CD Year		Map Number			Routing Number		
Acres	1.7600	Sold		05/23/2000	Sales Amount	135,000.00	

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	36,940	12,930
Improvement	148,910	52,120
Total	185,850	65,050
CAUV	N	0
Homestead	N	0
OOB	Y	164,050
		57,420
Taxable	185,850	65,050

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,116.48	1,116.48
Special	0.00	2.50	2.50
Total	0.00	1,118.98	1,118.98
Paid	0.00	1,118.98	0.00
Due	0.00	0.00	1,118.98

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/23/2000	Buyer: GASSON CHAD L & CAROLYN J Seller: BROERING ANTHO	419	WA	\$135,000.00	Y	2
Unknown	Buyer: BROERING ANTHO Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	0.7600	Acres	4,940
		Total	36,940

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1959	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	1
Bed Rooms	2	Half Baths	0	Living Area	1,424
		Other Fixtures	0	Total Area	2,136
				Value	126,510

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02B-DETACHED BRICK GARAGE	1959		A-AVERAGE	30 X 22	Length x Width (Optional)	660	5,540
1	02PC-DETACHED POURED CONCRETE GARAGE	1959		A-AVERAGE	60 X 30	Length x Width (Optional)	1,800	6,430
1	28-SHOP-STUD FRAME	1959		A-AVERAGE	60 X 30	Length x Width (Optional)	1,800	9,420
1	30-UTILITY SHED	1959		A-AVERAGE	36 X 12	Length x Width (Optional)	432	1,010
							Total	22,400

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/.5B (1 STORY BRICK / .5 BASEMENT)	1,268	First Floor	1,424	1,424
B	1SB/.5B (1 STORY BRICK / .5 BASEMENT)	156	Basement	712	0
C	OFF (OPEN FRAME PORCH)	96	Total	2,136	1,424
2	02B-DETACHED BRICK GARAGE	660			
3	28-SHOP-STUD FRAME	1,800			
5	02PC-DETACHED POURED CONCRETE GARAGE	1,800			
6	30-UTILITY SHED	432			

